

043.A

0002

0004.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

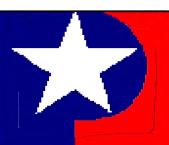
657,300 / 657,300

USE VALUE:

657,300 / 657,300

ASSESSED:

657,300 / 657,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
140-142		PALMER ST, ARLINGTON

OWNERSHIP

Owner 1:	COX JAY & DOROTHY &	Unit #:	2
Owner 2:	COX ALICE FRANCES		
Owner 3:			

Street 1: 142 PALMER ST
Street 2: #2

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: SELECT REALTY MANAGEMENT LLC -
Owner 2: -
Street 1: 40 SILVER HILL LANE
Twn/City: WALTHAM
St/Prov: MA Cntry: Own Occ: Y
Postal: 02451

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1190 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	657,300			657,300		317306
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

PREVIOUS ASSESSMENT								Parcel ID	043.A-0002-0004.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	657,300	0	.	.	657,300		Year end	12/23/2021
2021	102	FV	639,000	0	.	.	639,000		Year End Roll	12/10/2020
2020	102	FV	629,800	0	.	.	629,800	629,800	Year End Roll	12/18/2019
2019	102	FV	638,100	0	.	.	638,100	638,100	Year End Roll	1/3/2019
2018	102	FV	566,200	0	.	.	566,200	566,200	Year End Roll	12/20/2017
2017	102	FV	517,600	0	.	.	517,600	517,600	Year End Roll	1/3/2017

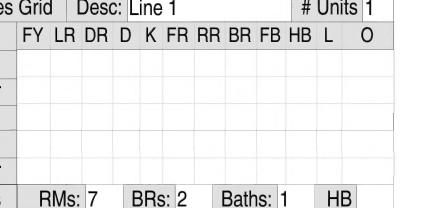
SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SELECT REALTY M	66273-124		10/23/2015		529,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
2/5/2015	131	Renovate	65,000						9/8/2021	USPS	JO	Jenny O			
									6/1/2018	Measured	DGM	D Mann			
									3/8/2016	Sales Review	PT	Paul T			
									2/18/2016	NEW CONDO	PC	PHIL C			

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7364																

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 Condo Prime NB Desc: CONDO Total: Spl Credit Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																	
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good					Master Deed 66126-164.																																																																																					
Sty Ht: 1A - 1 Sty +Attic		A Bath: 1	Rating:																																																																																										
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good																																																																																										
Foundation: 2 - Conc. Block		A 3QBth	Rating:																																																																																										
Frame: 1 - Wood		1/2 Bath: 1	Rating:																																																																																										
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:																																																																																										
Sec Wall: %		OthrFix: 1	Rating:																																																																																										
Roof Struct: 1 - Gable		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																																																																																							
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good					Level FY LR DR D K FR RR BR FB HB L O																																																																																					
Color: BEIGE		A Kits: 1	Rating:					Other																																																																																					
View / Desir:		Frl: 1	Rating:					Upper																																																																																					
GENERAL INFORMATION		WSFlue: 1	Rating:					Lvl 2																																																																																					
Grade: C+ - Average (+)		CONDOS INFORMATION				Lvl 1																																																																																							
Year Blt: 1923		Eff Yr Blt:						Lower																																																																																					
Alt LUC:		Alt %:						Totals				RMs: 7	BRs: 2	Baths: 1	HB																																																																														
Jurisdct: G17		Fact: .																																																																																											
Const Mod:																																																																																													
Lump Sum Adj:																																																																																													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																	
Avg Ht/FL: STD		Phys Cond: VG - Very Good		4.6 %		Exterior:		No Unit		RMS	BRS	FL																																																																																	
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		7	2																																																																																		
Sec Int Wall: %		Economic:		%		Additions:																																																																																							
Partition: T - Typical		Special:		%		Kitchen:																																																																																							
Prim Floors: 3 - Hardwood		Override:		%		Baths:																																																																																							
Sec Floors: %		Total:		4.6 %		Plumbing:																																																																																							
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 305.00				Electric:																																																																																							
Subfloor:		Size Adj.: 1.35000002				Heating:																																																																																							
Bsmnt Gar:		Const Adj.: 0.98990101				General:																																																																																							
Electric: 3 - Typical		Adj \$ / SQ: 407.592				Totals		1	7	2																																																																																			
Insulation: 2 - Typical		Other Features: 84419																																																																																											
Int vs Ext: S		Grade Factor: 1.10																																																																																											
Heat Fuel: 1 - Oil		NBHD Inf: 1.10000002																																																																																											
Heat Type: 1 - Forced H/Air		NBHD Mod:																																																																																											
# Heat Sys: 1	% Heated: 100	% AC: 100	LUC Factor: 1.00																																																																																										
Solar HW: NO	Central Vac: NO	% Sprinkled: %	Adj Total: 689038			WtAv\$/SQ: 1.00		AvRate: 493.19																																																																																					
% Com Wal		Depreciation: 31696				Juris. Factor: 0		Before Depr: 552.35																																																																																					
		Depreciated Total: 657342				Final Total: 657300		Val/Su Net: 552.35																																																																																					
MOBILE HOME				Make: [] Model: []				Serial # []				Year: []				Color: []																																																																													
SPEC FEATURES/YARD ITEMS																																																																																													
PARCEL ID 043.A-0002-0004.2																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																												
More: N Total Yard Items: [] Total Special Features: [] Total: []																																																																																													
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